

In re:

Daihana Aponte-Abreu

Debtor

Case No. 22-12385-pmm

Chapter 13

District/off: 0313-4

User: admin

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Date Rcvd: Sep 05, 2024

Form ID: pdf900

Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol

Definition

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 07, 2024:

Recip ID	Recipient Name and Address
db	+ Daihana Aponte-Abreu, 216 Carriage Drive, Wernersville, PA 19565-9470

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	+ Email/Text: nsm_bk_notices@mrc cooper.com	Sep 06 2024 00:15:00	Lakeview Loan Servicing, LLC, P.O. Box 619096, Dallas, TX 75261-9096

TOTAL: 1

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 07, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 5, 2024 at the address(es) listed below:

Name	Email Address
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CHRISTOPHER A. DENARDO on behalf of Creditor Lakeview Loan Servicing LLC logsecf@logs.com

DAVID W. TIDD on behalf of Debtor Daihana Aponte-Abreu bankruptcy@daviddiddlaw.com

DENISE ELIZABETH CARLON on behalf of Creditor Lakeview Loan Servicing LLC bkgroup@kmllawgroup.com

ROBERT BRIAN SHEARER

District/off: 0313-4

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on behalf of Creditor Lakeview Loan Servicing LLC rshearer@raslg.com

SCOTT F. WATERMAN [Chapter 13]

ECFMail@ReadingCh13.com

United States Trustee

USTPRegion03.PH.EDF@usdoj.gov

TOTAL: 6

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Daihana Aponte-Abreu	<u>Debtor(s)</u>	Chapter 13
Lakeview Loan Servicing, LLC	<u>Movant</u>	NO. 22-12385 PMM
v.		
Daihana Aponte-Abreu	<u>Debtor(s)</u>	11 U.S.C. Section 362
Scott F. Waterman	<u>Trustee</u>	

ORDER

AND NOW, this 5th day of September, 2024 upon the filing of a Certification of Default by the Moving Party in accordance with the Stipulation of the parties approved on May 10, 2023, it is ORDERED AND DECREED that:

The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362 and the Co-Debtor Stay under Section 1301 of the Bankruptcy Code (if applicable), is modified with respect to the subject premises located at 216 Carriage Drive, Wernersville, PA 19565 ("Property"), so as to allow Movant, and its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.



Hon. Patricia M. Mayer
United States Bankruptcy Judge.